



"Making a Difference"

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE June 23, 2005	CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576	APPLICANT San Luis Obispo County	FILE NO. LRP2004-00024
SUBJECT A request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east, the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to lighting and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance , Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Supervisorial District No. 2			
RECOMMENDED ACTION Recommend to the Board of Supervisors: 1. Certification of the Final Environmental Impact Report and adopt the findings listed in Exhibit LRP2004-00024:G in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approval of the amendments to the North Coast Area Plan, Part II of the Land Use Element and Local Coastal Plan, Cambria Design Plan, and the Coastal Zone Land Use Ordinance, as shown in the attached Exhibits LRP2004-00024:B, LRP2004-00024:C, LRP2004-00024:D and LRP2004-00024:E, based on the recommended findings listed in the attached Exhibit LRP2004-00024:A			
ENVIRONMENTAL DETERMINATION A Draft Environmental Impact Report (EIR) has been prepared for the project and is available for public review. The Draft EIR addresses potential impacts regarding aesthetics, agricultural resources, air quality, biological resources, cultural resources, flooding, land use, noise, population and housing, public policy, soils, geology, and erosion, traffic and circulation, and water supply. The Final EIR will be available prior to the Planning Commission's final recommendation to the Board of Supervisors. To be considered at the public hearing will be recommendations on: 1) certification of the Final EIR prepared for the proposed update; 2) approval of a mitigation monitoring plan; and 3) approval of CEQA findings and overriding considerations, all in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.			
LAND USE CATEGORY AG, REC, OS, RS, RSF, RMF, OP, CR, CS, PF	COMBINING DESIGNATION GSA, FH, SRA, ESHA, TH, LCP, AS, H	ASSESSOR PARCEL NUMBER Multiple	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: All			
EXISTING USES: Various			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands, Agriculture <i>East:</i> Rural Lands, Agriculture <i>South:</i> Agriculture <i>West:</i> Pacific Ocean			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: More than 100 copies of the Public Hearing Draft and Draft EIR have been distributed to various county departments; local service providers; school districts; resource agencies; agricultural and environmental organizations; local, state and federal agencies; other interested parties; and the California Coastal Commission.	
TOPOGRAPHY: Nearly level to steeply sloping	VEGETATION: Various
PROPOSED SERVICES: Water supply: CCSD, SSCSD Sewage Disposal: CCSD, SSCSD Fire Protection: California Department of Forestry, Cambria Fire	AUTHORIZATION DATE: May 6, 2003

PROJECT SUMMARY

This Public Hearing Draft of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan (Public Hearing Draft) is part of the County's continuing efforts to update the North Coast Area Plan. On May 6, 2003, the Board of Supervisors directed staff to update the Community Plans for Cambria and San Simeon Acres separately from the remainder of the North Coast Area Plan (Rural Area). The Board further directed that the draft update be subject to public hearings before the County Planning Commission, Board of Supervisors, and the California Coastal Commission. Additional Planning Commission hearings are tentatively scheduled for June 23rd and July 14th. The public hearing may be continued until July 28th and to subsequent dates if necessary.

This document combines provisions from the existing plan, previous draft plans, and recommendations from the California Coastal Commission. Where possible, the material was made current and updated with the most recent information available. Previously proposed land use changes requested by property owners, the county, and California Coastal Commission are also included.

This document includes a number of proposed text and map changes to the Cambria and San Simeon Acres portions of the North Coast Area Plan, along with relevant background information to establish the setting based on updated information. No changes to the Rural Area standards, programs, or combining designations are proposed as part of this project. Also proposed are related text changes to sections of the Cambria Design Plan and the Coastal Zone Ordinance.

PROJECT HISTORY

Efforts to update the North Coast Area Plan began in 1991. In 1993, a public review draft was distributed. The full North Coast Area Plan update was approved by the Planning Commission and Board of Supervisors in 1995-96, and was submitted to the California Coastal Commission for review and certification in 1997. A Final Environmental Impact Report (EIR) was certified for the update in December 1996. After litigation, the County decided to reconsider some of the decisions regarding major development, and amended the submittal. The process culminated with the first public hearing by the California Coastal Commission in January 1998 in San Luis Obispo. The Commission recommended approval

with 138 suggested modifications that, if accepted by the county, would bring the draft plan into conformance with the California Coastal Act.

After a number of public hearings, the County was not able to accept the suggested modifications, which resulted in their expiration on October 15, 1998. Considering that most of the plan was not at issue, and the substantial investment by the County, California Coastal Commission, the community, and property owners, a number of hearings were held to discuss alternatives to the County/State process. One alternative pursued was not including major issue areas (certain properties) in the revised update - hopefully reducing the number of potential modifications, and 'locking in' much of the plan not at issue.

A "segmented" draft plan was prepared and distributed for public review. This plan did not include East/West Ranch, North Cambria, and Hearst Ranch. The result was substantial opposition from the stakeholders, resulting in the County Planning Commission refusing to hear it, and instead referring it back to the Board of Supervisors.

After further deliberation and substantial public input, the Board of Supervisors authorized a new and more comprehensive effort on March 2, 1999. The Board directed staff to "sew the plan back together", seek advisory council review and comment, and complete the update process. Following this direction, staff published the North Coast Area Plan Update Project Description - January 2000 which received advisory council review and comment soon after.

On June 12, 2001, the Board approved funding to allow the Update to go forward and directed staff to prepare it in two phases, an amendment to the March 1999 authorization. During the meeting, the Board expressed concern on the timing of the update and the affect that the California Coastal Commission's Periodic Review may have on the update. The authorization included only Phase 1 - data gathering and other technical tasks.

A consultant contract was subsequently approved on January 15, 2002. The consultant prepared a draft Environmental Constraints analysis in March 2002, which was finalized in March 2003.

On May 6, 2003, the Board of Supervisors directed staff of the Department of Planning and Building to update the Community Plans for Cambria and San Simeon Acres separately from the remainder of the North Coast Area Plan.

In July 2004, a "Public Review Draft" was released for public review and comment. The Public Review Draft combined provisions from the existing plan, previous draft plans, recommendations from the California Coastal Commission (from the Commission's review of previous draft plans and periodic review of the San Luis Obispo County Certified Local Coastal Program), recommendations from the North Coast Advisory Council, standards from the Cambria Design Plan, and concepts from the Draft Cambria Residential Design Plan. Where possible, the material was made current and updated with the most recent information available. Previously proposed land use changes requested by property owners, the county, and California Coastal Commission were also included. The scoping period for the EIR also took place at this time.

Comments on the Public Review Draft were incorporated into the Public Hearing Draft. This Public Hearing Draft serves as the project description for the Draft EIR. The Public Hearing Draft and Draft EIR were released for public review on May 18, 2005.

PROPOSAL

The community plan update reflects changes in land use, transportation, population, environmental, and economic conditions since the early 1980's when the current area plan was prepared. At the same time, the Public Hearing Draft proposes to establish policies, programs, and standards that generally implement the communities' visions and goals and address concerns of the Coastal Commission regarding consistency with the California Coastal Act.

The following is a list of the more substantial changes that will be discussed during the hearings:

TEXT CHANGES

- A. Addition of a new "Coastal Access" chapter.
- B. Incorporation of modifications proposed by the Coastal Commission.
- C. Addition of new goals for planning.
- D. Complete update of census statistics, figures, land use acreage, and other data.
- E. Clarification and organization of goals, policies, programs, and standards.
- F. Addition and/or modification of future programs for public services, land use, circulation, combining designations, and public facilities.
- G. Revision of programs and standards that function as mitigating measures for growth anticipated by the plan.
- H. Update of resource management data for water, sewage disposal, schools, and air quality.
- I. Additional emphasis on using transit systems.
- J. Revision and relocation of development standards from the Cambria Design Plan to the North Coast Area Plan
- K. Expansion of combining designation standards to address potential impacts to Environmentally Sensitive Habitats
- L. Expansion of footprint and gross structural area limitations and the TDC program to apply to development in the Single Family Residential category in areas such as Lodge Hill, Happy Hill, and Park Hill.

MAP CHANGES

- A. Several land use category changes, including recognition of a number of existing commercial and public facility uses that currently do not have appropriate map designations (see the attached maps for specifics).
- B. New areas to be included under Sensitive Resource Areas (recognizing Monterey Pine Forest).
- C. Recognition of a number of potentially historic buildings in Cambria.
- D. Revised mapping of the Geologic Study Area to reflect existing Coastal Zone Land Use Ordinance and Safety Element standards

ORGANIZATION OF THE PLAN

The Public Hearing Draft consists of Chapters 1-8, followed by sections containing an appendix, proposed amendments to the Cambria Design Plan, and proposed amendments to the Coastal Zone Land Use Ordinance. Following Chapter 7 is a set of maps showing recommended changes to land use categories and combining designations. The Public Hearing Draft consists of the following chapters:

Chapter 1: Introduction and General Goals
Chapter 2: Population, Housing, and Economy
Chapter 3: Public Facilities, Services, and Resources
Chapter 4: Land Use
Chapter 5: Circulation
Chapter 6: Combining Designations
Chapter 7: Planning Area Standards
Chapter 8: Coastal Access

Appendix A contains a Coastal Access Inventory, a detailed inventory and maps of existing accessways and offers-to-dedicate lateral and vertical access to the coast.

PROPOSED CHANGES

Text

Numerous changes to the text of the current plan are proposed. These are shown in underline and strikeout in the Public Hearing Draft. The most significant changes are summarized below.

Addition of new goals for planning: A section has been added to Chapter 1 to provide direction for the communities of Cambria and San Simeon Acres. These general goals, together with other parts of the Land Use Element and Local Coastal Program, provide the basic plan for the area for the next 20 years.

Incorporation of modifications proposed by the Coastal Commission: The Public Hearing Draft incorporates Coastal Commission recommended modifications to the plan originally submitted to the Commission in 1997. Also incorporated are recommendations made through Periodic Review. Every attempt has been made to identify the source of proposed revisions by including special symbols at the end of the relevant paragraph. However, due to the many iterations of the plan, this has not always been possible.

Update of background data: Population, economic, land use, water, sewage disposal, schools, air quality and other data have been updated to establish the setting from which future development will be analyzed.

Programs: "Programs" are non-mandatory actions or policies recommended to achieve community or area-wide goals and objectives identified in the plan. New programs and revisions to existing programs are proposed for public services, land use, circulation, combining designations, and public facilities.

Programs and standards to reduce environmental impacts: Programs and standards have been added or revised to implement measures identified to reduce environmental impacts associated with development. Some are the result of mitigation measures identified in the 1996 North Coast Area Plan EIR. Added or revised standards and programs include: landscape requirements; expanded SRA standards regarding point-source discharges, Monterey pine forest, flood hazards, and Santa Rosa Creek; standards for development within view of Highway One; lot consolidation and retirement, county-owned surplus lot program to keep surplus lots in public ownership, and Small Lot – Open Space District, lot consolidation, and Transfer of Development Credits programs.

New "Coastal Access" Chapter: Chapter 8 of the Public Hearing Draft provides a list of County goals, policies, standards, and ordinances pertinent to coastal access in the planning area. This chapter works together with Appendix A to provide a comprehensive reference to existing and potential public access within Cambria and San Simeon Acres. Appendix A contains a Coastal Access Inventory which will be periodically revised so that the information remains current and relevant.

Residential Design Criteria and Footprint and Gross Structural Area Limitations: See Residential Design discussion under Major Issues below.

Maps

The Public Hearing Draft includes a number of changes to land use categories and combining designations. Please refer to the land use categories and combining designations maps located after Chapter 7 in the Public Hearing Draft. The most significant changes are described below.

Cambria Land Use Category Changes

CCSD: Change the land use category of a currently vacant 1.4-acre parcel from Residential Single Family (RSF) to Commercial Retail (CR), consistent with adjacent parcels.

Connelly: Change the land use category from Residential Multi Family (RMF) and Office Professional (O/P) to RMF and CR, resulting in approximately 1.5 acres of RMF and 2.25 acres of CR. This change retains RMF property while moving commercial area to a more appropriate location along Main Street to encourage pedestrian activity.

Aiken: Change the land use category from Residential Suburban (RS) to Commercial Service (CS) on approximately 3.85 acres located on Village Lane, consistent with adjacent parcels.

Kreps/Meltzer: Change the land use category from CR to RMF on all parcels in Tract 226 on approximately 4 acres on MacLeod Way, consistent with adjacent parcels.

Rhodes/Crawford: Change the land use category from RSF and RMF to Agriculture (AG) consistent with the remainder of the parcel on the east side of Highway One. Move the Urban Reserve Line (URL) to be co-terminus with the Urban Services Line (USL).

J. Patrick House: Change the land use category from RMF to Recreation (REC) on Burton Drive between Eton Road and Patterson Place, consistent with the current operation of the property as a bed and breakfast.

State Parks: Change the land use category on the state owned parking lot on the north side of Santa Rosa Creek from Open Space (OS) to REC to reflect existing use and development.

East Ranch Flood Plain: Change the land use category of a 47.4-acre parcel from REC to OS, an 18.1-acre parcel from RMF to REC, and a 10-acre parcel from CR to OS in accordance with the East West Ranch Management Plan and Conservation Easement.

Newman/Londonderry: Change the land use of a 4-acre parcel located on Lodonderry Drive from RMF to RSF, consistent with adjacent parcels.

South Cambria: Change the land use category on a 43-acre parcel from RS to Rural Lands (RL), and from RS to AG on a 32-acre parcel, and move the URL and USL so that the parcels are in the rural area.

West Ranch: Change the land use category on 170 acres located between Lodge Hill and Park Hill from RSF to OS, consistent with the East West Ranch Management Plan and Conservation Easement.

MidState Bank: Change the land use category on 1.5 acres located on Main Street near Cambria Drive from REC to CR to reflect the existing bank use.

Santa Rosa Creek: Change the land use category along Santa Rosa Creek from various categories to OS to protect the creek and riparian habitat.

CCSD/Bahringer: Change the land use category on 6 acres located on Main Street from RMF to PF to reflect CCSD ownership and reduce buildout.

CCSD small lot properties: Change the land use category from seven small lots owned by the CCSD from RSF to REC to reflect CCSD ownership and reduce buildout.

Cambria Combining Designation Changes

SRA and TH adjustment: Expand the terrestrial habitat combining designation to include additional areas such as Happy Hill and Park Hill that are part of the Monterey pine forest area.

Historic Combining Designations: Add the Historic combining designation to structures greater than 50 years old that are identified by the Cambria Historical Society as potentially historic.

Visitor-Serving Areas: Move the visitor serving combining designation will be moved from two individual properties to the East and West Villages.

Geologic Study Area: Include the entire urban area of Cambria within the GSA Combining Designation, consistent with existing CZLUO and Safety Element standards.

ESHA: Designate an existing stream at the Eady Motel site as an Environmentally Sensitive Habitat due to the important habitat provided by the stream and riparian areas.

San Simeon Acres Land Use Category Changes

Terminus of Balboa Avenue: Re-designate one parcel northwest of the terminus of Balboa Avenue developed with an existing sewer plant from Residential Multi Family to Public Facility

East and West of Highway One: Re-designate one parcel west of Highway One and two parcels east of Highway One from Commercial Retail to Residential Multi Family to reflect current usage and provide more opportunity for needed multi-family housing.

San Simeon Acres Combining Designation Changes

SRA Adjustment: Remove the Sensitive Resource Area (SRA) designation from developed lots located between the shoreline and Arroyo de Padre Juan in the southwest area of San

Simeon Acres. The North Coast Shoreline is designated as an SRA because it consists of low marine terraces with accessible beaches and coves interspersed with rocky shorelines and steep bluffs. The SRA designation is proposed to be removed from the area between the shoreline and the Coastal Streams and Riparian Vegetation designation around Arroyo de Padre Juan because this area is already developed and no sensitive resources exist in the area.

Cambria Design Plan

The Cambria Design Plan was adopted in May 2002. The Cambria Design Plan contains goals, visions, standards, and design guidelines for new development in Cambria's primary commercial districts, including the East Village, West Village, Mid-Village, and Moonstone Beach. Development standards contained in the Cambria Design Plan have been incorporated into the Public Hearing Draft. The Cambria Design Plan retains the goals, visions, and design guidelines, which are flexible in their meaning to allow for interpretation. Applications for development are required to include a statement explaining how the proposed project has met the intent of these goals, visions, and design guidelines.

Coastal Zone Land Use Ordinance

The proposed amendments to the Coastal Zone Land Use Ordinance (CZLUO) includes Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Proposed CZLUO amendments apply to the entire Coastal Zone. These amendments were originally proposed as area plan standards that would apply only to areas within the urban areas of Cambria and San Simeon Acres. However, these amendments address Coastal Zone-wide environmental issues and are more appropriate in the CZLUO.

MAJOR ISSUES

Buildout

In January 1986, a moratorium was placed on new construction or remodeling which required additional water and sewer hookups. The Public Hearing Draft projects a total of 530 dwelling units in San Simeon. Based on the range of historic population rates for San Simeon, this would result in a population between 400 and 740 people in San Simeon.

The Cambria Community Services District (CCSD) is currently working on a Water Master Plan and Buildout Reduction Program. After release of the Public Review Draft, it was evident that the CCSD and the County were calculating buildout based on varying assumptions. The CCSD, NCAC, and others recommended that the County to work with the CCSD to reconcile buildout calculation differences.

The County, CCSD, and their respective consultants have worked to reconcile these differences, and the County has made every effort to include feasible buildout reduction measures into the Public Hearing Draft. Further, the *Decreased Development Plan Alternative* analyzed in the EIR matches the CCSD's goal of 650 additional dwelling units.

This alternative assumes that a land trust would be formed to purchase development rights from residential land that did not meet site criteria for developability.

Growth management provisions and standards proposed in the Public Hearing Draft limit the development potential within the Cambria URL to 4,975 dwelling units during the 20-year life of the Plan. Based on the range of historic population rates for Cambria, this would result in a population between 8,755 and 11,190.

The current county growth rate for dwelling units is set annually. Since 1999, the County limited the allocations for Cambria to a maximum 1% rather than the countywide 2.3%. In the Public Hearing Draft a 1% growth rate is codified in the plan, rather than set annually by the Board of Supervisors.

The *Increased Development Plan Alternative* in the EIR includes the same land use, programs, and standards as does the Public Hearing Draft, but with no growth rates applied. Without the growth rates established in the plan to limit development, it is assumed that all potential development could occur during the 20-year life of the plan. This would result in 6,130 dwelling units at buildout. Based on the range of historic population rates, this would result in a population between 10,180 and 13,790.

Buildout reduction measures in the Public Hearing Draft include:

- Requiring any new residential land divisions to retire an equivalent legal building site on a 1:1 basis.
- Reducing Residential Multi-family and mixed use residential density has been decreased from 26 to 15 units per acre.
- Limiting secondary dwellings to 640 square feet, and requiring that they must be permanently attached to the primary dwelling.
- Precluding multi-family dwellings from the Office and Professional or Recreation land use categories.
- Codifying a 1% annual growth rate rather than leaving it to annual review.
- Facilitating use of Transfer of Development Credits
- Establishing and revising programs, including lot consolidation and retirement, county-owned surplus lot programs to keep surplus lots in public ownership, Small Lot – Open Space District, lot consolidation, and Transfer of Development Credits.

Accordingly, the Draft EIR, buildout as projected in the Public Hearing Draft would cause water consumption to exceed the current groundwater supplies for both Cambria and San Simeon Acres, resulting in a significant and unavoidable impact. The only alternative analyzed in the Draft EIR that would lessen the impact to water supply to any extent as compared to the Public Hearing Draft is the *No Growth Alternative*.

Residential Design

The majority of Cambria is within the Residential Single Family land use category. Extensive tracts of subdivided residential lands are a dominant feature of Cambria. These residential subdivisions were created largely during the 1920's, when many thousands of small lots, typically 25 feet by 70 feet, were platted. The massive appearance of homes on these small lots and their impact on the Monterey pine forest has long been a community concern. In the existing plan, Table G attempts to address visual impacts, drainage, and Monterey pine

forest impacts of development in the Lodge Hill area of Cambria by limiting allowable footprint and gross structural area.

There are a number of differences between the existing Table G and the proposed Table 7-1. Table 7-1 in the Public Hearing Draft replaces the existing Table G and applies to all areas subdivided into 25-foot lots rather than just Lodge Hill. Allowable footprint, gross structural area, and TDCs are based on lot size in Table 7-1, rather than on the number of legal subdivided lots that comprise the ownership (single, double, triple). This reduces confusion regarding lot categories caused by numerous lot mergers. In addition, the allowable footprint in Table 7-1 is increased by the base number of TDCs allowed for each lot category to enable additional lower floor square footage and to discourage massive or boxy appearance. The allowable GSA does not change; therefore, the overall allowable square footage is the same as under the current regulations.

In addition to revising Table G, planning area standards are added and revised to reduce residential building mass and help maintain a "small-scale" neighborhood character. Second story square footage of residential buildings is limited to no greater than 70 percent of the first floor square footage. Second floors are required to have an additional setback from the lower wall in the front and on the sides. Finally, residential design criteria developed through the Draft Residential Design Plan are incorporated into the planning area standards.

ENVIRONMENTAL REVIEW

A Draft EIR, dated May 2005, was prepared to evaluate environmental impacts associated with the community plan update, and was previously distributed to the Planning Commission under separate cover. The public review period for comments on the Draft EIR will end on July 5, 2005. Written comments on the Draft EIR received by 5:00 p.m. on July 5, 2005 will be addressed in the Final EIR. The Final EIR is expected to be submitted under separate cover prior to the Planning Commission's final recommendation to the Board of Supervisors.

The Draft EIR addresses the proposed Area Plan's potential impacts on aesthetics; agricultural resources; air quality; biology; cultural resources; community resources; flooding; land use; noise; population and housing; public policy; soils, geology, and erosion; traffic and circulation; and water supply. The Draft EIR also considers the following project alternatives:

1. **The Existing Plan:** Cambria and San Simeon Acres would develop in accordance with the currently adopted regulations of the 1988 North Coast Area Plan.
2. **Increased Development Plan:** Includes the same land use described in the Public Hearing Draft, but with no growth rates applied (ultimate buildout would be the same as under the draft plan but would occur within the 20-year life of the plan).
3. **Decreased Development Plan:** Adds 650 additional dwelling units to the existing number of dwelling units in Cambria and applies a 1% growth rate to everything else. This alternative assumes that a land trust would be formed to purchase development rights from residential land that did not meet the site criteria for developability.
4. **No Growth:** No further development occurs beyond the existing condition

The No Growth Alternative is the environmentally superior alternative. The Decreased Development Alternative is equal to the Public Hearing Draft with regard to environmental impacts and the Existing Plan and Increased Development Plan are worse.

The Draft EIR identifies water supply as potentially significant and unavoidable.

The remaining issues are identified as being either significant but mitigable or insignificant. Because of the significant and unavoidable impacts, CEQA requires that findings and overriding considerations be made to show that the benefits of the project will outweigh the significant environmental consequences. CEQA also requires a mitigation monitoring plan. The required findings and mitigation monitoring plan will be submitted to the Planning Commission under separate cover.

ATTACHMENTS

Attachment A: Comment letters received as of June 1, 2005

EXHIBIT LRP2004-00024:A
FINDINGS – LRP2004-00024: CAMBRIA AND SAN SIMEON ACRES COMMUNITY
PLANS OF THE NORTH COAST AREA PLAN, AMENDMENTS TO THE CAMBRIA
DESIGN PLAN AND AMENDMENTS TO THE COASTAL ZONE LAND USE ORDINANCE

- A. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the proposed land use categories, combining designations, policies, programs, and planning area standards are consistent with the general goals in Framework for Planning, Coastal Zone, by protecting coastal resources such as environmentally sensitive habitats; protecting air quality by encouraging alternative forms of transportation; limiting buildout consistent with the capacities of water and public service resources; maintaining a clear distinction between urban and rural development through zoning and other measures; protecting the quality of residential areas by establishing standards and guidelines to address residential building size and design; protecting open space resources and maximizing public access to the coast; and by satisfying the provisions of the Coastal Act while protecting the rights of property owners.
- B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because they will result in development that is consistent with the existing goals and policies in the general plan, consistent with the applicable purpose and character statements, compatible with the character of the general area, provides convenient access to a road system in the area that is adequate to accommodate the traffic generated, and protects prime agricultural soils.
- C. The proposed amendments are consistent with applicable general goals of the Land Use Element/Local Coastal Plan by maintaining and protecting a safe and healthful living environment; including standards and programs to preserve and protect air quality; encouraging an urban environment that is an orderly arrangement of building, structures and open space appropriate to the size and scale of development for each community; designating a pattern of strategically located commercial areas compatible with overall land use that is convenient to the public, realistically related to market demand and the needs of the community; preserving and enhancing visitor opportunities in appropriate locations as an important part of the coastal economy; and integrating land use and transportation planning.
- D. The proposed amendments will protect the public health, safety and welfare of the area residents by 1) providing for improvements to the circulation system, 2) allowing for development that is compatible with the existing development of the surrounding area by establishing standards and guidelines to assure compatible uses, protect neighborhood character, and encourage appropriately-scaled development in urban areas, 3) identifying areas potential hazards, and 4) balancing potential development with available resources.

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Planning Commission

Cambria and San Simeon Acres Community Plans Update/LRP2004-00024

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EXHIBIT LRP2004-00024:B

LAND USE ELEMENT AND LOCAL COASTAL PLAN

Amend the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

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Cambria and San Simeon Acres Community Plans Update/LRP2004-00024

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EXHIBIT LRP2004-00024:C

OFFICIAL MAPS

Amend the North Coast Area Plan, Official Maps, Part II of the Land Use Element/Local Coastal Plan as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

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EXHIBIT LRP2004-00024:D

COASTAL ZONE LAND USE ORDINANCE

Amend the Coastal Zone Land Use Ordinance, Title 23 of the County Code, as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

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Cambria and San Simeon Acres Community Plans Update/LRP2004-00024

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EXHIBIT LRP2004-00024:E

CAMBRIA DESIGN PLAN

Amend the Cambria Design Plan, adopted by reference in the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan, as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

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Planning Commission

Cambria and San Simeon Acres Community Plans Update/LRP2004-00024

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EXHIBIT LRP2004-00024:F

FINAL EIR

The Final EIR will be distributed to the Planning Commission under separate cover.

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Cambria and San Simeon Acres Community Plans Update/LRP2004-00024

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EXHIBIT LRP2004-00024:G

**CEQA FINDINGS FOR THE CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS
OF THE NORTH COAST AREA PLAN, ED04-503**

CEQA findings will be distributed to the Planning Commission under separate cover.

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Attachment A

***Comment letters received as of
June 1, 2005***

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NOEL SCHMIDT
1348 Burton Drive
Cambria, CA 93428

MAY 23 2005

SAN LUIS OBISPO COUNTY DEPT

May 19, 2005

Martha Neder, AICP, Planning
County Planning & Building Department
County Government Center Room 310
San Luis Obispo, CA 93408-2040

Martha,

I found the enclosed article very interesting. It stimulated me to think about the housing problem for workers in Cambria that got some attention last evening, at the NCAC meeting.

The Local Coastal Plan will make a bad situation worse by raising the cost of new housing because it reduces the permissible density on multi-unit property.

I suggest an important addition to this plan would be requiring high density, low cost, units of sufficient quantity to house local labor in space they can afford.

Regards



Noel Schmidt

Why I am not an environmentalist

By Orson Aguilar

1-21

Growing up in East Los Angeles as the son of Guatemalan immigrants, the everyday challenges faced by the people of my neighborhood seemed far removed from the American dream: the lack of good housing and jobs, money for groceries, failing schools and all-too-common police brutality. If you had asked us, we would have told you we were concerned about the days when the air pollution was especially thick, or when the smells coming from the incinerator directly south of our housing complex were particularly bad.

We would have told you we were concerned, but that these were not the greatest challenges facing us. That's not to say they were not important problems, but any agenda that did not speak to our economic and social needs seemed irrelevant.

For communities like mine, environmentalism has seemed to be about preserving places most of us will never see. Even when environmentalism has focused on problems that affect urban communities, such as air pollution or lead poisoning, it has pointedly avoided addressing our desperate need for economic development. Environmentalists do not talk about the importance of a living wage or affordable housing because, we are told, those are not environmental problems. Foundations feed this problem by failing to recognize minorities and urban city residents as prominent stakeholders in the environmental arena.

While many leaders of the environmental movement have a deep and abiding interest in social and economic equity, that concern is largely absent from their work because it is "not their job." The same mistake is made by every other progressive movement, including the civil-rights movement. We have become trapped in narrow categorical definitions of ourselves rather than a comprehensive understanding of what values we stand for in the world.

I experienced firsthand these narrow definitions when, in the late 1990s, my organization tried to pass legislation to make it easier to revitalize "brownfields" — the thousands of idle and polluted lots in inner cities. Our legislation would have encouraged the development of brownfields by clarifying clean-up standards so that developers would know what

was required of them, and then limiting liability for current owners when environmental pollution had occurred under previous owners. It also would have given cities and counties more power to go after owners of abandoned and potentially polluted inner-city sites.

Our legislation should have been an important priority for environmentalists because developing brownfields would take pressure off expanding construction to California's rapidly dwindling green spaces, farmlands and wilderness. And yet the Sierra Club opposed the bill, claiming that the legislation's

Civil-rights groups and environmentalists are divided by technical policy when we should be united by a common vision.

flexibility could be abused by unscrupulous developers. We felt there were adequate safeguards, and that together, civil-rights and environmental groups would be able to protect inner-city residents from new risks while accelerating economic development.

We eventually compromised on a watered-down version of the bill that was signed into law. But because the new standards remained so inflexible, we haven't seen the kind of economic redevelopment of urban brownfields that low-income and mostly communities of color desperately need. Contaminated urban sites remain contaminated, economic development and affordable housing in the inner city hasn't occurred, and California's green spaces continue to be developed. The brownfields bill failed because we have failed to construct a vision for community and economic development that speaks to our shared aspirations — from having more urban parks for kids to play in to having jobs that pay a livable wage to protecting California's natural beauty. Civil-rights groups, economic development advocates and

environmentalists today find themselves divided by technical policy when we should be united by a common vision.

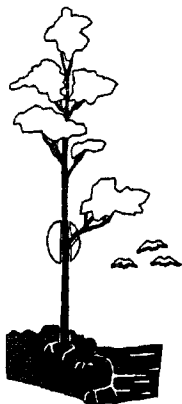
After last November's election, an essay called "The Death of Environmentalism" ignited a wide-ranging debate within the entire nonprofit community. Its East Bay authors, Michael Shellenberger and Ted Nordhaus, accused the environmental movement of failing to offer a compelling vision for America. Instead, they said, environmentalists give "Have a Nightmare" speeches and offer technical proposals far removed from the lives of ordinary Americans.

Their essay was important not only for those of us who care about the environment, but also for those who care about any social progress. Consider this quote: "The environmental movement's incursion about the interests of potential allies depends on it never challenging the most basic assumptions about what does and does not get counted as environmental. Because we define environmental problems so narrowly, environmental leaders come up with very narrow solutions."

Remove the word "environmental" from the sentence and replace it with "civil rights," "women's rights," "environmental justice" or "social justice" and it makes just as much sense. For too long, progressives have created their identities according to the very specific problems we hope to solve. While I don't consider myself an environmentalist, I do care about many of the things that environmentalists work to protect and preserve. I care more deeply, however, about creating good jobs and affordable housing for my community. This means that the environmental or post-environmental movement that will speak to my community must first and foremost promise economic development and better quality of life.

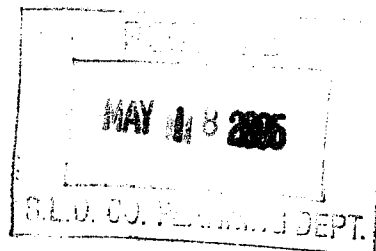
While many feel sadness and anger that environmentalism is dead, I am optimistic that in dying, environmentalism might give birth to a new politics that offers a better future. Those environmentalists who are ready to be reborn will find many new allies like me ready to join them in building a new and more expansive movement on the other side.

Orson Aguilar is the associate executive director of the Greenlining Institute.



North Coast Advisory Council
P. O. Box 533
Cambria, CA 93428

1-22



April 29, 2005

Shirley Bianchi, County Supervisor
Board of Supervisors, Room 370
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Bianchi,

It has come to our attention that the current draft of the Cambria and San Simeon Community Plan calls for moving Cambria's Urban Reserve Line inward so as to be co-terminus with the current Urban Services Line in the area around Camp Ocean Pines. This will cause Camp Ocean Pines to be excluded from the Urban Services Area. This could cause problems in the future for the long existing camp.

The North Coast Advisory Council requests Camp Ocean Pines **REMAIN** within Cambria's Urban Reserve Line. The NCAC unanimously passed a motion for this request. We believe excluding the camp from the Urban Reserve Area was a simple omission and keeping it within the Urban Reserve Area helps the camp with its future plans for development.

Yours truly,

Carol Broadhurst, Corresponding Secretary

Cc: Chris Cameron, Director, Camp Ocean Pines
Victor Holander, Director Planning and Building
Martha Neder, Planning ✓
Anne Wyatt, Chairperson

1-23



jerry paquin
<gerardpaquin@yahoo
.com>

05/23/2005 03:18 PM

To: mneder@co.slo.ca.us
cc:
Subject: Re: Planning commission hearings

Martha-thank you for your very speedy response to my e-mail and I would like to offer my support for this proposal; if you wouldn't mind please send me the regulations regarding the SRA designation; my address is: 1008 Monica LN, San Jose, Ca 95128; thanx again for your prompt response. Jerry

mneder@co.slo.ca.us wrote:

Hi Jerry - Sorry about that oversight. SRA stands for Sensitive Resource Area. This designation was applied to the area because the North Coast Shoreline consists of low marine terraces with accessible beaches and coves interspersed with rocky shorelines and steep bluffs. The SRA designation is proposed to be removed from the area between the shoreline and an area near the creek because it is already developed and no sensitive resources exist.

An SRA designation subjects a property to additional regulations that typically require additional permits, studies, and findings. Basically any approved development would first need to show that it would not impact the features of the site that were the basis for the SRA designation.

Removal of this designation from your property as proposed in the Public Hearing Draft of the Cambria and San Simeon Acres Community Plan would mean your property would not be subject to the above described regulations. If you give me your address or fax number I can send you the regulations related to SRAs.

Removal of the SRA is proposed as part of the Public Hearing Draft. You may forward your support of or objection to the proposal via email to me or you may attend the hearings so that the Planning Commission may consider your comments in their decision.

Please let me know if you have additional questions or need more information.

Sincerely,

Martha Neder, AICP
Planning and Building
San Luis Obispo County
V: (805) 781-4576
F: (805) 781-1242

1-24

jerry paquin
oo.com> cc: judy paquin
Subject: Planning commission hearings
05/23/2005 02:34
PM

Martha- I have just received a letter regarding a public hearing meeting to be held on June 23, 2005 in SLO. I have a parcel named on the back of said letter which states that the action proposed for this parcel would be to: "Remove SRA from developed lots". No where in this letter does it give a definition for the letters SRA. What does SRA mean or stand for and how would it affect our properties?

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NORTH COAST ALLIANCE

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Fax (805) 924-0503

Preserving the Heart
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Bill Bianchi

Betty Fiscalini

Glenn Hascall

Pat Hascall

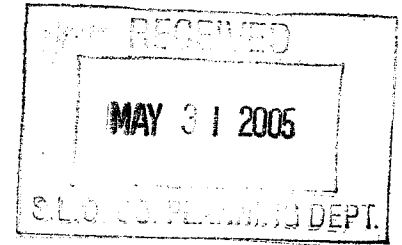
Helen May

Wayne Ryburn

May 26, 2005

Cambria Community Services District
Board of Directors
1316 Tamson Drive
Cambria, CA 93428

Re: Cambria and San Simeon Acres Community Plans
Update and Draft EIR



We encourage your continued support of the Decreased Development Plan Alternative rather than the San Luis Obispo County's Proposed update Plan to guide development in Cambria over the next twenty years.

While the EIR assumes the potential environmental impacts of both plans are equal, this conclusion is questionable. Three hundred and twenty five additional building units projected in the County Alternative will result in increased automobile traffic with obvious impact on road congestion, noise, air quality and wear on our already sub-standard infrastructure.

We also encourage your support for the following provisions that support your Buildout Reduction Program:

1. The 1% annual growth rate currently factored into the Plan.
2. Definition of the "hard edge" on Cambria's perimeter as coinciding with the Urban Service Line (USL).
3. Designation of areas surrounding the USL as open space through retention of agricultural zoning.
4. Identification and enforcement of all future deed restrictions and agreements regarding maximum densities within the USL.

Thank you for your attention,

Wayne Ryburn, Chair
Glenn Hascall, Director
North Coast Alliance

c: Tammy Rudock, Martha Neder, Shirley Bianchi
Ann Wyatt, Glenn Lajoie

1-26

NCAC comments on
previous draft

Proposed General Recommendations

Re: Draft LUE/Community Plan for Cambria and San Simeon:

North Coast Advisory Council

17 November 2004

Build-out:

- We support build-out reduction plans that give careful consideration to compensating property owners and thus avoid issues of the taking of private property.
- We encourage the County and CCSO to continue to work together to reconcile issue of limited resources with providing for a growing population, with a recommended goal of 8,500 population, as has been recommended by the NCAC three times previously.

TDCs:

- We acknowledge arguments both for and against the TDC program.
- We recommend modification of the program **in keeping with the** primary goal of the Cambria Design Plan and the Community Plan, which is protection of the forest habitat and the unique character of Cambria.
- We recommend using Table 7-1 as is, except:
 - a. Insertion of clear step-back standards, such as those found within Cayucos' "Small-scale Neighborhoods Standards."
 - b. Modification of the TDC program allowances, to change the program to allow only variations to the ground floor building footprint or such gross structural area modifications that help maintain a small-scale neighborhood character.

Lighting:

- We propose that streetlights along Main St. and in all commercial areas of the East and West Village be pedestrian scaled and limited to those that are necessary for public safety and be of a design and size that maintains the present character of Cambria.
- We propose that all public and private neighborhood lighting be shielded or otherwise focused downward so as not to interfere with neighbors' ability to enjoy the night sky.

1-27

E-W Ranch Zone change:

- We recommend that the zoning on E-W Ranch be changed from Recreation to Open Space, excepting 30 acres on East Ranch, allowing for a community park.

All minutes of meetings where the Community Plan was discussed along with all letters received concerning the plan are attached for review.

1-28

To: North Coast Advisory Council

From: Martha Neder, County Planning

Date: May 18, 2005

Subject: Cambria and San Simeon Acres Community Plans

The Public Hearing Draft and Draft Environmental Impact Report for the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan are complete and available for public review and comment.

In creation of the Public Hearing Draft, numerous changes were made to the previously released Public Review Draft (July 2004) based on comments received during the public review period.

The following is a summary of the recommendations from NCAC on the Public Review Draft and a short response from staff on how those recommendations were addressed in the Public Hearing Draft:

Buildout

The County and CCSD has worked to reconcile buildout calculation and reduction issues. We have been able to agree on calculation methods and have made every effort to include feasible buildout reduction measures into the Public Hearing Draft. Further, the Decreased Development Plan Alternative analyzed in the EIR matches the CCSDs goal of 650 additional dwelling units. This alternative assumes that a land trust would be formed to purchase development rights from residential land that did not meet site criteria for developability.

Growth management provisions and standards proposed in the Public Hearing Draft limit the development potential of the 20-year life of the Plan to 4,975 dwelling units. Based on the range of historic population rates for Cambria, this would result in a population between 8,755 and 11,190. Should the Plan never be updated again, the ultimate buildout would theoretically be 6,130 dwelling units in the year 2048. This assumes that the maximum number of dwelling units allowed at the 1% growth rate would actually be built. However, through the standard development review process and future plan updates, the County would continue to control development levels to match available resources such as water and public services.

Proposed standards to reduce buildout include:

- Requiring any new residential land divisions to retire an equivalent legal building site on a 1:1 basis.
- Residential Multi-family and mixed use residential density has been decreased from 26 to 15 units per acre.
- Secondary dwellings are limited to 640 square feet and must be permanently attached to the primary dwelling.
- Multi-family dwellings are not allowed in the Office and Professional or Recreation land use categories.
- Codify 1% annual growth rate rather than leaving it to annual Board of Supervisor's review.

TDCs

Table 7-1 (formerly Table G) has been revised so that allowable footprint, Gross Structural Area, and TDCs are based on lot size, rather than the number of legal subdivided lots that comprise the ownership (single, double, triple). This was done to reduce confusion regarding lot categories caused by numerous lot mergers.

A number of standards have been added or revised to address recommendations to reduce residential building mass and help maintain a small-scale neighborhood character. Second story square footage of residential buildings is limited to no greater than 70 percent of the first floor square footage. The allowable

1-29

footprint in Table 7-1 has been increased by the base number of TDCs allowed for each lot category to enable additional lower floor square footage. The allowable GSA does not change; therefore the overall square footage allowed is the same as the current regulations. Finally, second floors are required to have an additional setback from the lower wall in the front and on the sides.

Lighting

The Cambria Design Plan has been revised to limit street lighting to that necessary for public safety and to be of a design and size that maintains the present character of Cambria.

In addition to existing Coastal Zone Land Use Ordinance and Cambria Design Plan lighting regulations, the Community Plan proposes to further limit lighting in residential areas by adding the following standards for exterior lighting in residential areas:

- All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
- All light fixtures above 2,000 lumens are required to be fully shielded and shall be installed in such a manner that the shielding complies with the definition of fully shielded light fixtures for all uses, including single-family and multi-family residential uses.

In a previous memo, I suggested to NCAC that these standards could be revised to apply communitywide, rather than just in residential areas as currently proposed. This change was not incorporated into the Public Review Draft but could be made during the Planning Commission hearings.

East/West Ranch Zone Change

In accordance with NCAC's recommendation, the zoning on the East/West Ranch is proposed to be Open Space, except for 30 acres on the East Ranch, allowing for a community park. Please see Detail Maps 9A, 9B, and 9C.

Moonstone Beach Drive

Cambria Design Plan p. 158, third bullet paragraph is revised to read as follows:

- On the west side of the road, provide a narrow gravel shoulder (class I aggregate base) with a width of approximately five feet to accommodate pedestrians. As part of a comprehensive parking and access plan which includes locating parking at Santa Rosa Creek and Leffingwell Landing, provide an approximately 12 foot wide gravel shoulder in existing wide areas where necessary to accommodate parking, trolley stops and pedestrians. This approach will formalize parking next to the state park, and assist in reducing the number of "wildcat" trails from the road. It will also visually narrow the streetscape and retain its scenic quality.



June 2, 2005

Ms. Martha Neder
County Planning & Building Department
County Government Center Room 310
San Luis Obispo, CA 93408-2040

Re: North Coast Area Plan GPA
Request for Zoning change on one half of property from CR to RMF
APN 013-071-019

Dear Ms. Neder:

Thank you for sending us copies of the May 2005 version of the Cambria and San Simeon Acres North Coast Area Plan and the draft EIR dated 5/18/05.

We are the owners of the referenced Property which is a parcel with 209 feet of frontage on Avonne Ave. and State Highway No. 1, in the area of San Simeon Acres Village (see attached maps).

The purpose of this letter is to ask for the Planning Staff's consideration of zone change on the easterly one half of the property from CR to RMF (see attached exhibits). We believe this land use change is warranted on the following basis:

- The property has frontage on two streets allowing development of two compatible land uses: Retail on the 157 X 209 frontage of Highway 1, and residential on the 157 X 209 easterly portion of the property fronting on Avonne Ave (see the attached maps). All of the properties east of Avonne are or will be developed as residential.
- Two parcels on the east side Avonne will be rezoned to RMF as indicated on the map facing page 7-104, in the Area Plan. If approved, our residential component would interface with the residential development on the east side of Avonne.
- The economic viability of developing a 307 foot deep property on the Highway is questionable. Existing motels along the eastern side of the Highway are struggling for occupancy, and have given way to monthly rentals to those working in the nearby areas. Pure retail usage in the

1-31

area is having a difficult time in attracting customers. Dividing our property into two halves would result in a smaller but more sustainable retail element, and help satisfy the need for housing for those employed nearby.

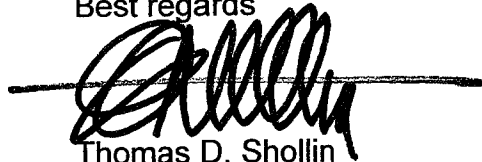
I would also like to bring to your attention Figure 4.8-2 of the draft EIR. This exhibit indicates that the area between the Highway and Avonne is presently zoned RMF (see the legend for this figure). Our property is located in that area. Of course, this Figure is inconsistent with the above referenced colored map facing page 7-104.

Finally, I have prepared several exhibits that pictorially describe this request and the properties in the area.

We respectfully, invite the Planning Staff's consideration of our land use revision request.

Thank you for your prompt attention to this matter. Please call with any questions on X 307.

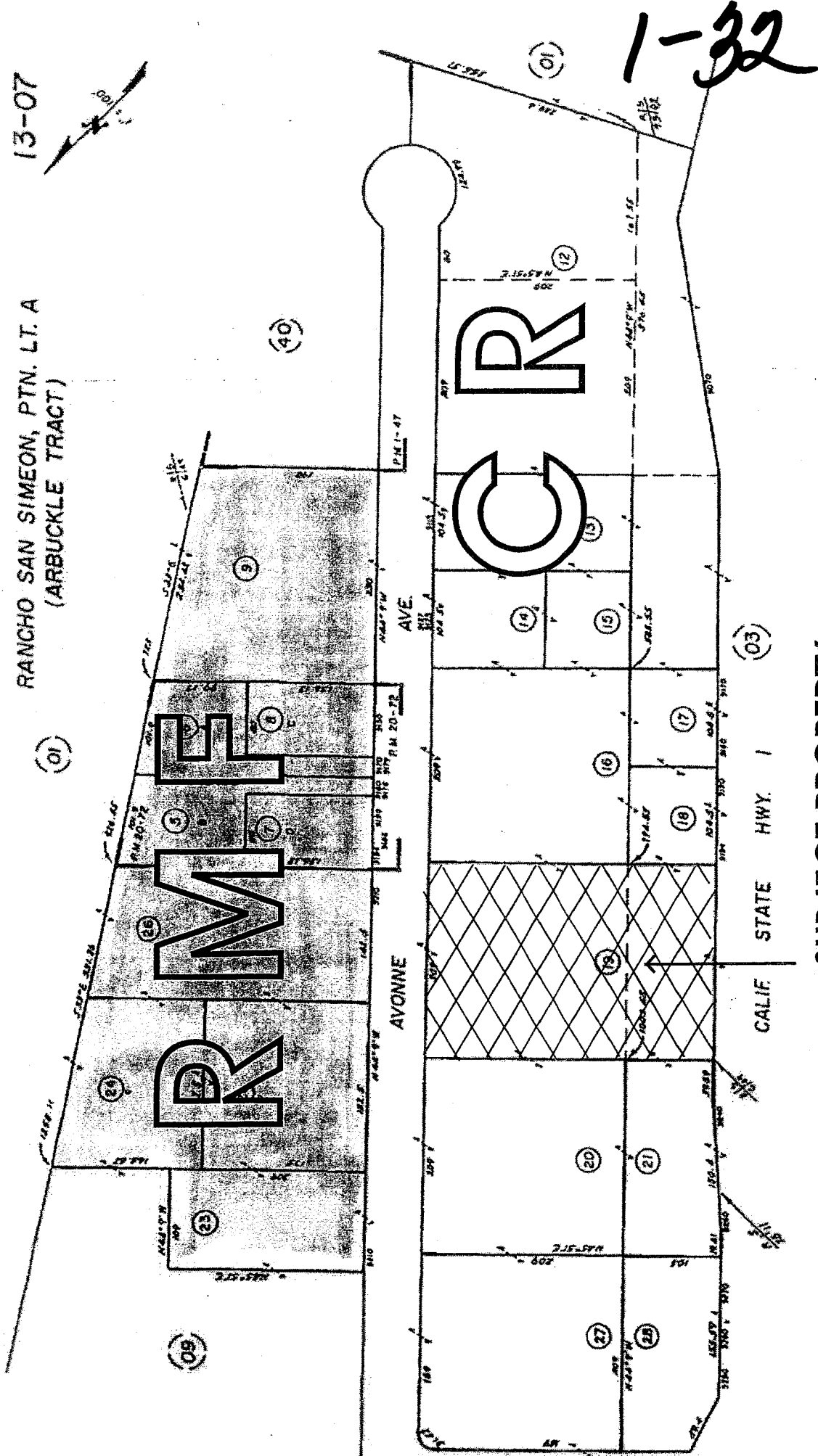
Best regards



Thomas D. Shollin
Vice President

RANCHO SAN SIMEON, PTN. LT. A
(ARBUCKLE TRACT)

13-07

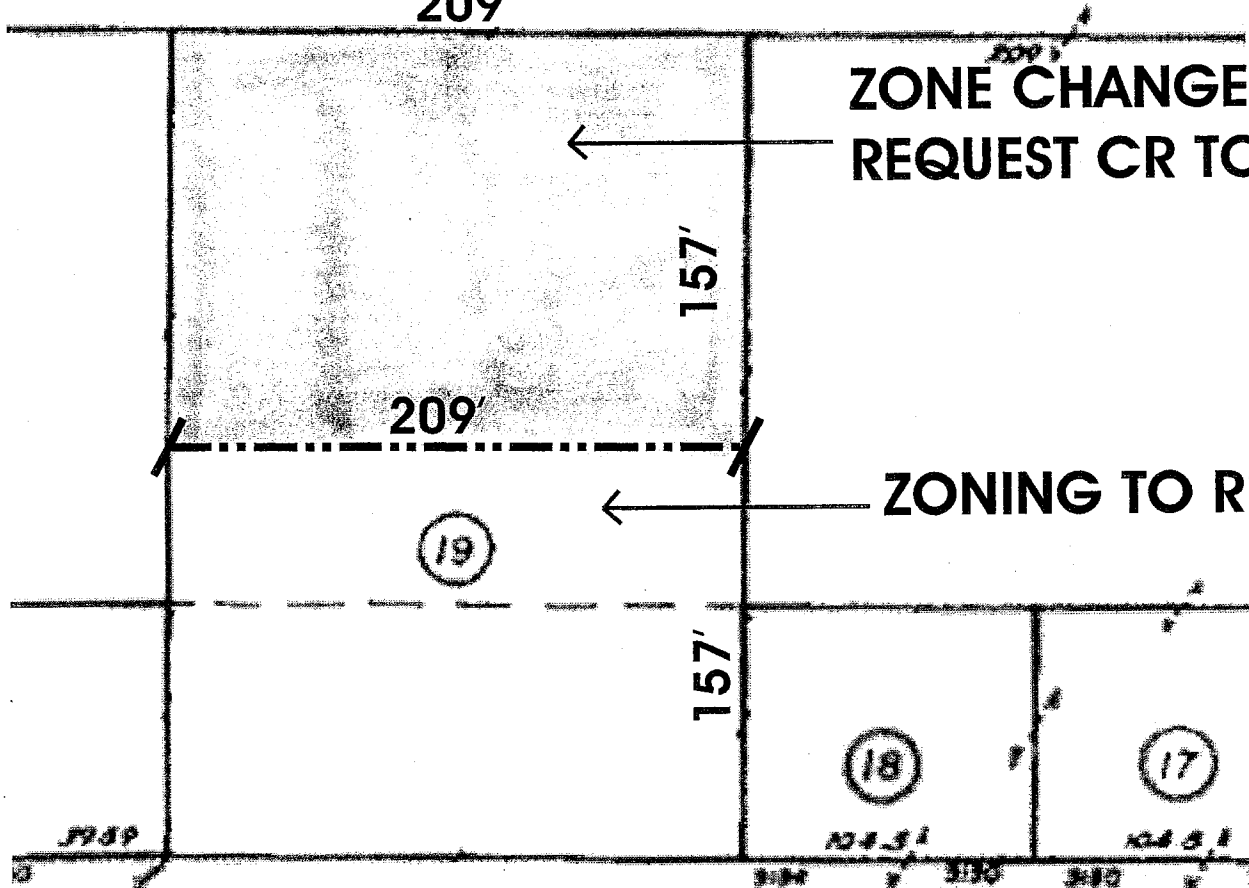
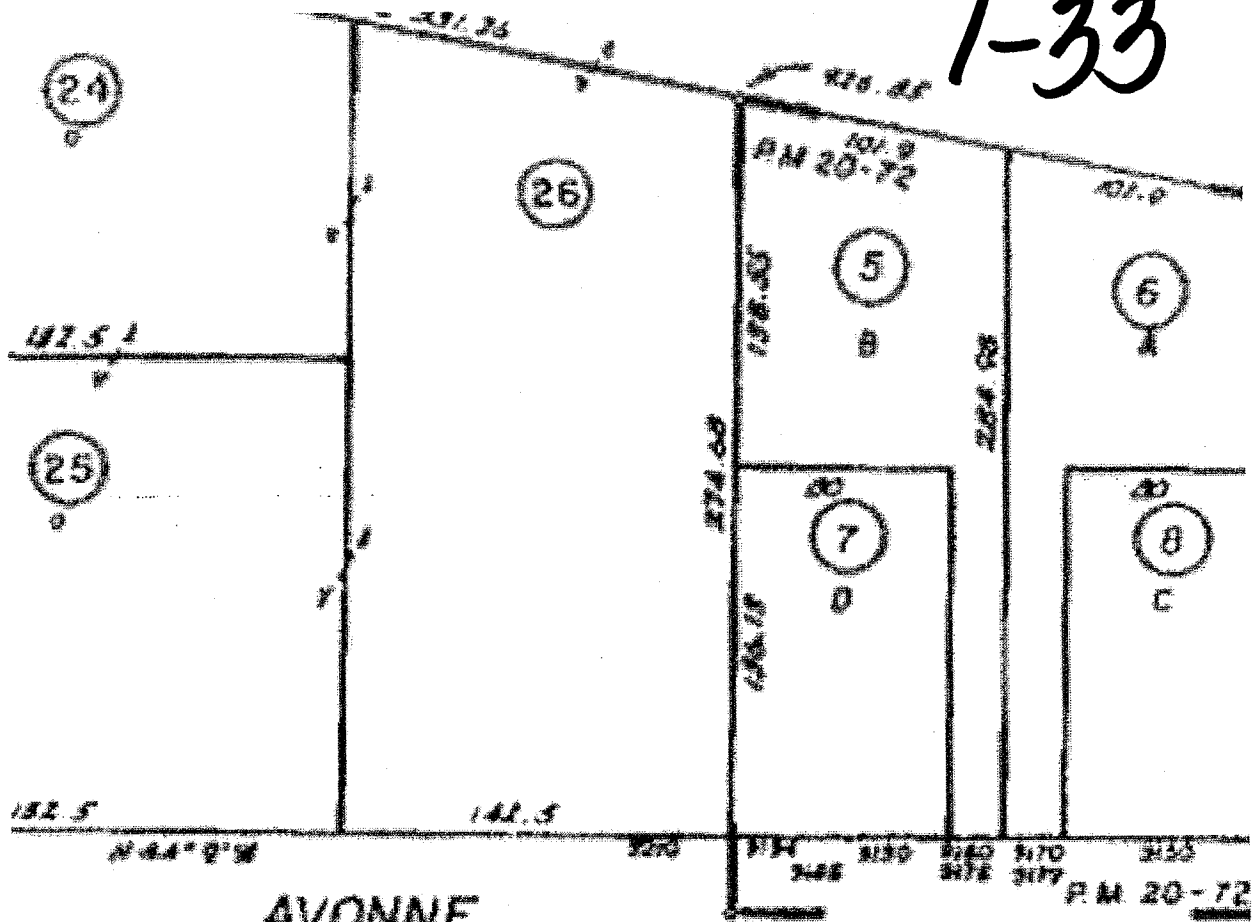


SUBJECT PROPERTY

Van Gordon Partition of part of Rancho San Simeon, R.M. Bk. B, Pg. 108
Arbuckle Tr., Recorded Survey Bk. 6, Pg. 49

Assessor's Map Bk. 13 - Pg. 07
County of San Luis Obispo, Calif.

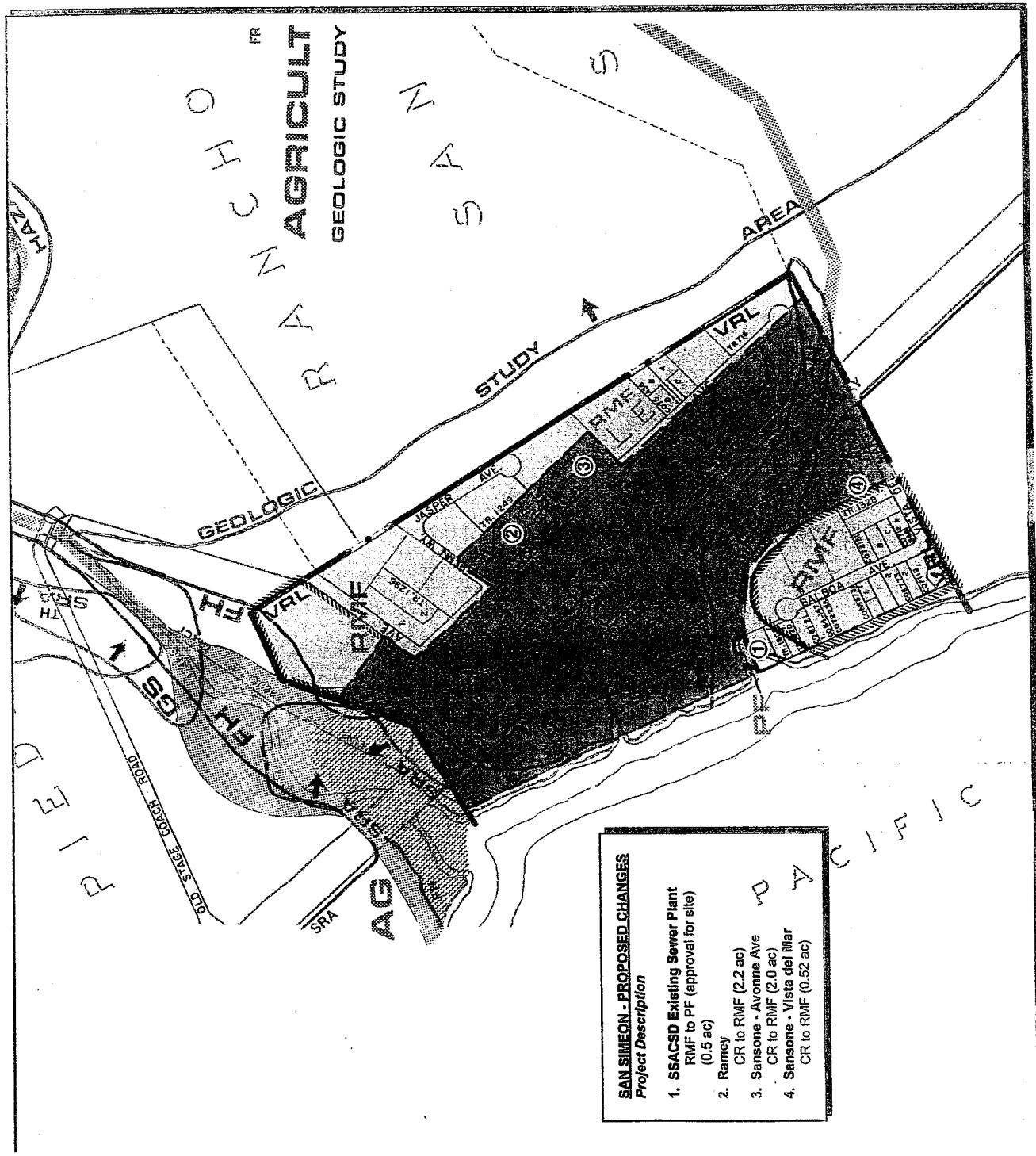
1-33



ZONE CHANGE
REQUEST CR TO MFR

ZONING TO REMAIN CR

CALIF STATE HWY. 1



SAN SIMEON - PROPOSED CHANGES
Project Description

1. SSACSD Existing Sewer Plant
RMF to PF (approval for site)
(0.5 ac)
2. Ramey
CR to RMF (2.2 ac)
3. Sansone - Avonnie Ave
CR to RMF (2.0 ac)
4. Sansone - Vista del Mar
CR to RMF (0.52 ac)

LEGEND

LAND USE CATEGORIES

AG	Agriculture
RL	Rural Lands
REC	Recreation
RR	Residential Rural
RS	Residential Suburban
RSF	Residential Single Family
RMF	Residential Multiple Family
OP	Office & Professional
CR	Commercial Retail
CS	Commercial Service
IND	Industrial
PF	Public Facilities
OS	Open Space

BOUNDARIES

- Urban Reserve Line (URL)
- Urban Service Line (USL)
- Village Reserve Line (VRL)
- Planning Area
- Central Business District

SCALE



NOTE: This map is for reference purposes only. Official maps showing precise property lines and land use category boundaries are on file in the Planning Department.

5 SAN SIMEON
LAND USE CATEGORIES
Proposed Changes
July 2004

San Luis Obispo County Department of Planning and Building

1-34

1-35

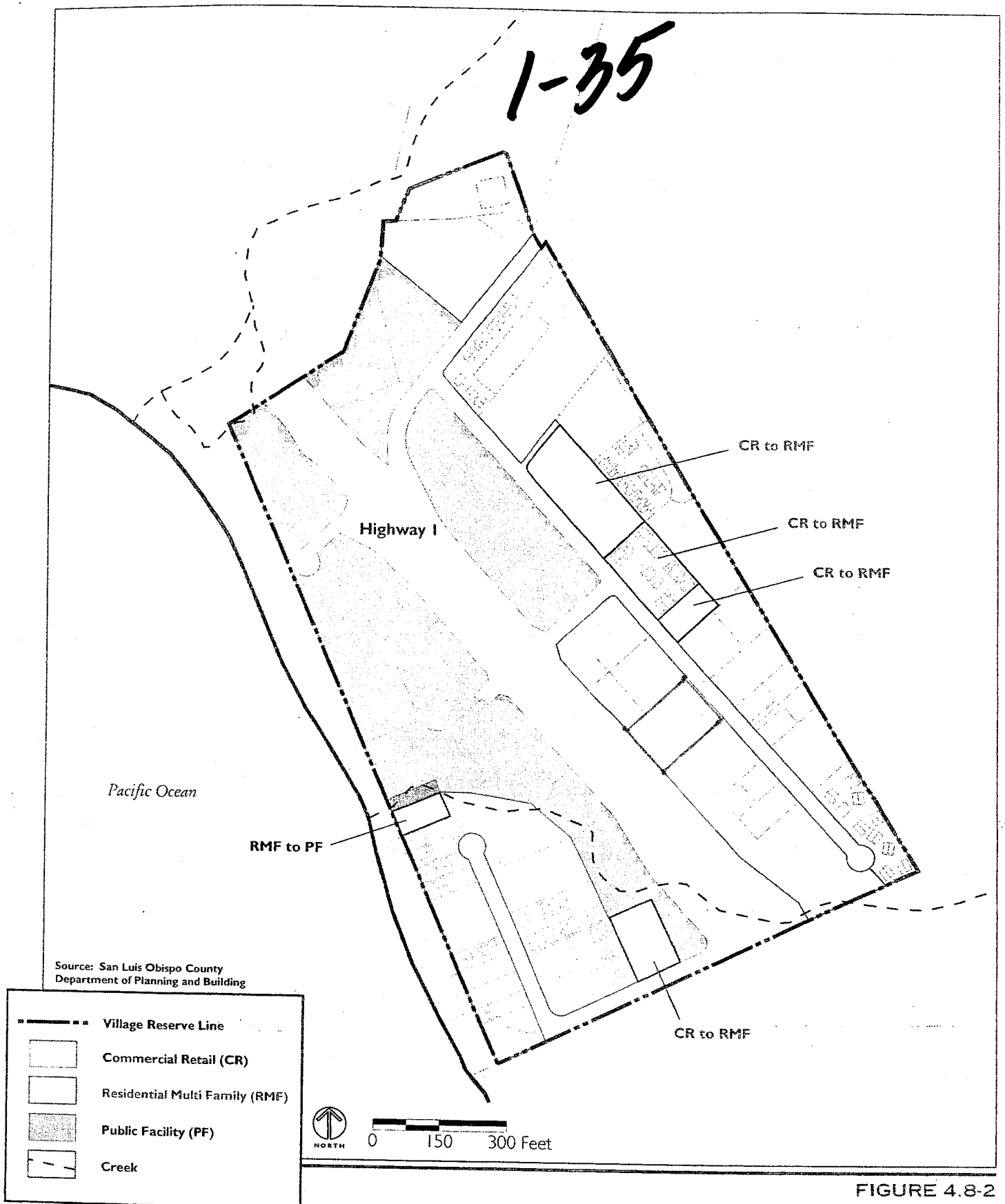


FIGURE 4.8-2

SAN SIMEON ACRES LAND USE CATEGORY CHANGES

CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE
NORTH COAST AREA PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT